

MINUTES OF THE CITY PLANNING COMMISSION

J. MARTIN GRIESEL ROOM

March 21, 2003
9:00 AM

Present: Appointed Members: Terry Hankner, Peter Witte, Caleb Faux, Jackie McCray; Councilmember Jim Tarbell; Community Development and Planning Staff: Peg Moertl, Director; Steven Kurtz, Administrator, Land Use Management

Ms. Hankner called the meeting to order.

MINUTES

The minutes of the March 7, 2003 City Planning Commission (CPC) meeting were presented for consideration.

Motion: Mr. Witte moved approval of the minutes.

Second: Mr. Faux

Vote: All ayes (5-0), motion carries.

CONSENT ITEMS

REPORT AND RECOMMENDATION TO ACCEPT AND DEDICATE EASEMENTS TO PUBLIC USE FOR THE WIDENING OF ALBERT SABIN WAY IN ACCORDANCE WITH DEEDS FROM UNIVERSITY HOSPITAL INC. AND SHRINERS HOSPITAL FOR CHILDREN IN AVONDALE.

Roadway improvements made over the past year to Albert Sabin Way west of Burnet Avenue, which has necessitated an increased roadway width. University Hospital, Inc. and Shriners Hospital for Children are providing easements for public use to accommodate the widening of Albert Sabin Way. Staff recommends approval.

REPORT AND RECOMMENDATION TO APPROVE THE SALE OF TURKEY RIDGE PARK TO THE BOARD OF EDUCATION OF THE CITY SCHOOL DISTRICT OF CINCINNATI IN THE EAST END.

The Park Board and the Recreation Commission have agreed to the sale of Turkey Ridge Park for a new Cincinnati Public K-12 school in the East End and will serve three

surrounding neighborhoods for \$230,000. The sale was based on several conditions that were agreed to by Cincinnati Public Schools.

The property consists of 10.66 acres, 4.6 of which will be developed with school buildings, roadways and parking. The remainder of the property will be developed into playfields for use by the new school and the community. Staff recommends approval.

Motion: Ms. Hankner moved approval of the consent items.

Second: Mr. Witte

Vote: All ayes (5-0), motion carries.

DISCUSSION

REPORT AND RECOMMENDATION ON A PROPOSED ZONE CHANGE AT 448 DAYTON STREET FROM R-6 MULTI-FAMILY HIGH-DENSITY TO M-2 INTERMEDIATE MANUFACTURING IN THE WEST END.

Rodney Ringer, Senior City Planner, presented the proposed zone change located at 448 Dayton Street. Mr. Willingham is requesting a zone change from the R-6 Multi-family High-density District to M-2 Intermediate Manufacturing District. Mr. Willingham wants to develop a barber salon at this property, which he believes is a need of the community. Mr. Willingham owns 450 Dayton Street where he resides. All surrounding land is zone multi-family with the exception of a small section to the south which is zoned manufacturing. Staff feels this would contribute to spot zoning. The West End Comprehensive Plan calls for this area to remain residential. Staff received a letter from the West End Renaissance West Corporation, which is affiliated with the West End Community Council, stating that they do not support the zone change. Staff recommends disapproval of this zone change.

Motion: Mr. Witte moved approval of the staff report.

Second: Mr. Faux

Vote: All ayes (5-0), motion carries.

REPORT AND RECOMMENDATION ON THE SALE AND DEVELOPMENT AGREEMENT FOR PROPERTY IN QUEENSGATE AND THE CONRAIL SITE.

David Efland, Senior City Planner stated that the strategic program for urban redevelopment came out of the city's efforts to address brownfields in the City of Cincinnati. An interdepartmental team known as the Strategic Program for Urban Redevelopment (SPUR) was developed and the team's approach was to broaden the scope from brownfields to true urban development in the commercial and industrial corridor. The Planning Commission, City Council and the City Manager endorsed the approach the team was taking as well as the 16 initial districts that were created.

District No. 2 and 12 are before the Planning Commission today. The plan is to acquire with real or perceived contamination, turn it around into a useful tax bearing application in addition to placing a company that will bring many jobs and tax base to the City at the Conrail site.

Bill Fischer, stated that the Port Group recently purchased the Cohen property on the river. The Port Group's plan is to tie the Cohen property on the river with the Conrail property, which creates an intermodal site. The Conrail site will have value added service companies that will be leasing space to add value to products that come in and are exported on the river. When the Port Group purchased the Cohen property, the scrap yards that are located downtown were part of the deal. One of the Queensgate properties that the Port Group owns did not fit into their business plan, but it was perfect for the SPUR Program who was looking for properties for redevelopment.

Contiguous to the Cohen property is the Deutsch scrap yard. The SPUR team was able to get a developer interested in putting a contract on the Deutsch property and putting it together with the Cohen property creates 17 acres right outside of downtown. The Port Group will be transferring a strip of land along the riverfront to the Port Authority and the Port Authority will help to build this state of the art dock facility that the Port Group will lease. The dock facility will be paid through tariffs, which will also support the Port Authority.

Staff is recommending to sell the 60-acre Conrail site in two portions (40 acres) and (20 acres) repeal the ordinance that was approved last year and the purchase of 6 acres in the Queensgate area. This is a market rate sale. This will be the first publicly owned dock facility that will create 200 jobs.

Mr. Efland stated that this in conformance with the Queensgate South Urban Renewal Plan and the Sedamsville/Riverside Urban Renewal Plan.

Peg Moertl stated that one of the strengths to this strategic program is that it marries economic, planning, real estate and environmental expertise to create redevelopment of what had been functionally obsolete areas.

Pete Witte asked if Sedamsville understands the current situation. Mr. Fischer responded that staff and Port Authority have attended about five meetings with Sedamsville and Riverside to keep them informed.

Mr. Witte asked if the standards are met would the same type operation be expanded to the 20 acres. Bill Fischer responded that once a tenant is in place, the Port Group could purchase the 20 acres.

Mr. Witte asked if there would be a prohibition on products that do have negative effects on the environment. Mr. Fischer stated that we have not seen any interest in those types of products.

Mr. Fischer stated that the Riverfront Advisory Council is in support of this development.

Motion: Ms. McCray moved approval of the staff report.

Second: Mr. Faux

Vote: All ayes (5-0), motion carries.

Peter Witte stated that he would like to appoint Liz Blume as a representative of the city. Steve Kurtz stated that it appears that the three representatives who currently serve should be ratified or officially appointed by City Council. Need to have Pete Witte, Jim Tarbell and Peg Moertl ratified by City Council to serve on the Planning Partnership.

Motion: Mr. Witte recommends ratifying the Pete Witte, Jim Tarbell and Peg Moertl and appointing Liz Blume as another City of Cincinnati representative to the Planning Partnership

Second: Ms. McCray

Vote: All ayes (5-0), motion carries.

ADJORNMENT

With no further business to consider, the meeting was adjourned.

Margaret M. Moertl, Director
Community Development & Planning

Terry Hankner, Pro Tem Chairman

Date:_____

Date:_____